

TRANSFER
TAX
PAID

WARRANTY DEED
039098

Gerard V. Bourget of Randolph, County of Kennebec and State of Maine, for consideration paid, grant to Kenneth M. Laustsen and Angela F. Laustsen of Millinocket, County of Penobscot and State of Maine, as joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

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A certain lot or parcel of land together with the buildings and improvements thereon situated in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows:

Beginning at a point which is one hundred (100) feet westerly from the westerly line of a right of way leading from Western Avenue, which right of way is shown on a plan entitled "Property of Alice M. Cyr, Waterville, Maine", made by Harry E. Green, C.E. on January 2, 1944 and recorded in the Kennebec County Registry of Deeds in Plan Book 14, Page 70 and one hundred-sixty (160) feet from the southerly line of Nudd Field, so-called; thence running southerly parallel to the westerly line of said right of way eighty (80) feet to a point; thence running easterly at right angles to the last mentioned bound one hundred (100) feet to the westerly line of said right of way; thence running northerly in the westerly line of said right of way eighty (80) feet; thence running westerly at right angles one hundred (100) feet to the point begun at.

Being lot numbered sixteen (16) on a plan entitled "Property of Alice M. Cyr, Waterville, Maine", made by Harry E. Green, C.E. on January 1944 and recorded in the Kennebec County Registry of Deeds to which plan reference is hereby made.

Together with a right of way, in common with others, to pass and repass, on foot and with vehicles, on the rights of way as indicated on the above described plan. Subject, however, to a right of way, now owned by the Trustees of The Coburn Classical Institute, on the easterly side of said lot, for the purpose of ingress and egress, to and from Libbey Field, so-called, from said Western Avenue, and subject also to the rights reserved on the deed from A. Perley Stevens et al. to Edmond Cyr and Leon C. Tebbetts dated November 21, 1925 and recorded in the Kennebec County Registry of Deeds in Book 332, Page 81, said rights of way being on the forty (40) foot right of way as shown on plan.

The above described lot is hereby conveyed subject to the following restrictions which are to run with the land, to wit:

No dwelling for more than two families is to be built or placed on said lot and no single dwelling on said lot is


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to cost when completed less than four thousand dollars (\$4,000.00), and no double dwelling house is to cost when completed, less than six thousand dollars (\$6,000.00), and only two (2) garages appurtenant to said dwelling shall be placed on said lot, and no huts or shanties shall be placed on said land, and no part of said building or dwelling on said lot, excluding bay windows, piazzas, porticoes, porches, and doorsteps, shall be nearer than twenty (20) feet to the line of the street which said building or dwelling faces; excepting, however, that dwellings and buildings excluding bay windows, piazzas, porticoes, porches, and doorsteps erected and placed on lots 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 on and according to the plan entitled "Property of Alice M. Cyr, Waterville, Maine" may be erected and placed on said lots up to but not nearer than fifteen (15) feet to the line of the street which said dwelling or building faces.

Being the same premises conveyed to Gerard V. Bourget by deed of George B. Richardson, Personal Representative of the Estate of Charlotte E. Johnson dated September 27, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7078, Page 165.

WITNESS my hand and seal on December 6, 2002.



WITNESS


Gerard V. Bourget

THE STATE OF Maine
Kennebec, ss.

December 6, 2002

Then personally appeared the above named Gerard V. Bourget and acknowledged the foregoing instrument to be his free act and deed.

Before me, 
Notary Public

DAVID R. WHITTIER
My Commission Expires
August 30, 2007



RECEIVED KENNEBEC SS.

2002 DEC 10 AM 9:00

ATTEST: 
REGISTER OF DEEDS